

Westfield-Washington Advisory Plan Commission held a meeting on Monday, August 6, 2012 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Bob Smith, Dan Degnan, Steve Hoover, Bob Spraetz, Charles Lehman, Danielle Tolan, and Cindy Spoljaric (7:03)

**City Staff Present:** Kevin Todd, Senior Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the July 16, 2012 APC meeting as presented.

Motion: Hoover; Second: Degnan; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1208-DP-08 & 1208-SIT-05 & 1208-SPP-03
Petitioner	Weihe Engineers
Description	Epiphany Evangelical Lutheran Church, NE corner of 156 <sup>th</sup> Street and Ditch Road; Petitioner requests Development Plan, Site Plan and Primary Plat review for new church building on approximately 9.4 acres in the Centennial North PUD.

Clark introduced the petition, stating that the project has been to the Technical Advisory Committee and includes two phases of expansion.

A Public Hearing opened at 7:06 p.m.

Mr. Brian Bruner, BCE Associates III, LLC, stated that when the property was sold to the church (by BCE Associates III, LLC), an agreement was made that the seller would have the right to review and approve the site plan. He added that the seller is supportive of the project, but has not been shown plans to-date.

Mr. Halstead responded that they were unaware of the agreement, but would be happy to share the site plan with the seller.

The Public Hearing closed at 7:08 p.m.

Case No.	1208-PUD-08
Petitioner	Rick & Linda Aton PUD; SW corner of SR 32 and Gray Road
Description	Petitioner requests a change in zoning on approximately 0.9 acre from the AG-SF1 District to the Rick and Linda Aton PUD District.

Todd introduced the petition, which is a PUD. He stated that the PUD defaults to the General Office and State Road 32 Overlay standards with a few exceptions. He further stated that this petition was before the Westfield City Council last month and received a favorable recommendation to come before the APC for a Public Hearing.

Mr. Rick Aton stated that the current location of his office building is being claimed by INDOT and that he is looking to remain in Westfield.

A Public Hearing opened at 7:18 p.m.

Mr. Robert Robey, Prudential Indiana Realty Group, representing the surrounding property owners, stated that the surround properties are supportive of the proposal. He further added that all parties involved want to ensure that proper cross-access easements are established.

Mr. David Whitmoyer, property owner to the south, stated that he has not had any discussions with the petitioner regarding an access easement, but stated that he is supportive of the project.

The Public Hearing closed at 7:22 p.m.

**ADJOURNMENT** (7:24 p.m.)

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President, Robert Smith, Esq.

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Vice President, Daniel Degnan

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Secretary, Matthew S. Skelton, Esq.